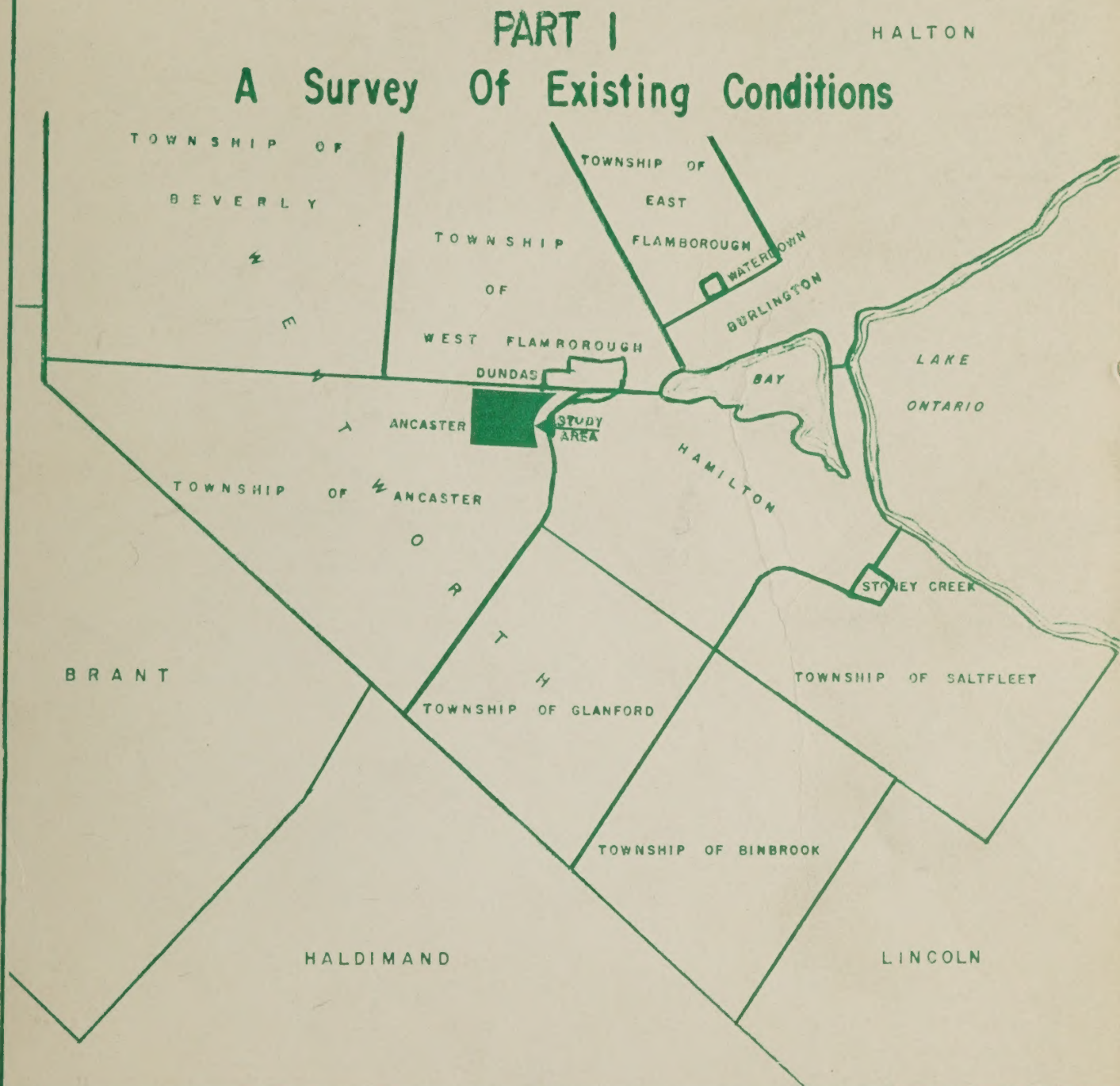


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Publications

# A Study Of The Ancaster - Dundas Valley System For Conservation Purposes



PREPARED FOR THE  
HAMILTON REGION CONSERVATION AUTHORITY  
BY THE  
HAMILTON-WENTWORTH PLANNING AREA BOARD  
FEBRUARY, 1968

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Government  
Publications

A STUDY OF THE ANCASTER-DUNDAS

VALLEY SYSTEM

FOR CONSERVATION PURPOSES

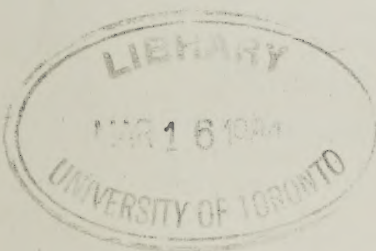
PREPARED FOR

THE

HAMILTON REGION CONSERVATION AUTHORITY

PART I

A SURVEY OF EXISTING CONDITIONS



527-0241-  
9158

HAMILTON-WENTWORTH PLANNING AREA BOARD

JANUARY, 1968



Hamilton Region Conservation Authority  
The Chairman and Members of the  
Hamilton Region Conservation Authority,  
1217 Main Street West,  
HAMILTON, Ontario.

Gentlemen:

As requested by letter dated  
September 28, 1967, and with the approval  
of the Hamilton-Wentworth Planning Area  
Board given on October 11, 1967, we have  
prepared Part I "A study of the Ancaster-  
Dundas Valley System for Conservation  
purposes".

Part I is A Survey of Existing  
Conditions only, and will be followed  
by Part II, analysis and recommendations,  
after the various proposals for the High-  
way No. 8 alignment are known. This pro-  
cedure was agreed to by your Field  
Officer, Mr. B. W. Vanderbrug.

We hope that Part I of the  
study will be of value to the Authority.

Respectfully submitted,

A. S. M. Pound,  
Director of Planning and  
Secretary-Treasurer.



# Hamilton Region Conservation Authority

1217 MAIN STREET W., HAMILTON, ONT., PHONE 525-2181

CHAIRMAN: THOMAS A. BECKETT

VICE-CHAIRMAN: A. H. MCCOY

FIELD OFFICER: BEN W. VANDERBRUG

September 28, 1967

Mr. A.S.M. Pound  
Director  
Hamilton Wentworth Area Planning Board  
City Hall  
Hamilton, Ontario

Re: Ancaster-Dundas Valley System

Dear Mr. Pound:

As you are aware, the Hamilton Region Conservation Authority is presently considering the preservation of the Dundas-Ancaster Valley system and using same for passive as well as intensive recreational purposes.

The need for more open space, especially around our urban centres is quite obvious and we feel that the Dundas-Ancaster Valley would be a major contribution towards the provision of open spaces in this region. Geographically, this valley system is ideally located, and its topographical features would permit developments such as skiing, tobogganing, camping, picnicking and swimming. We are also looking at this valley system as a possible site for a conservation school. The major portion of this valley system of course, would be preserved as such and could be used for hiking, nature studies etc.

Our staff has done a considerable amount of work on this project and we have now established the rough boundaries of the area which we feel should be set aside for this project. This area encompasses approximately 2,500 to 3,000 acres and we feel that its preservation could be achieved by a combination of land acquisitions and conservation easements.

We understand that your staff is presently engaged in the preparation of official plans for the Town of Dundas and the Township of Ancaster and that you have also been authorized to make a study of the various recreational facilities in this region. These studies are directly related to our plans in this valley system and since this project will have a major impact on the surrounding development we would appreciate it if your staff could make an appraisal of this valley system in conjunction with your own studies. If this is possible, we would hope that such a study would give us information on the following:

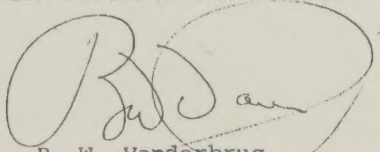
- a) Define the area which is to be designated as a conservation area
- b) Make an appraisal of the impact of this area and its development on existing and projected land use adjacent to the area (physical, social and economic)
- c) Make recommendations as to which areas in this valley system should be developed for recreational purposes and methods of access to those areas
- d) Make a projection as to the total area and population that this valley system might serve

I hope that you will find it possible to undertake this study for us and if further information is required, please do not hesitate to contact our office.

I look forward to hearing from you.

Yours very truly,

HAMILTON REGION CONSERVATION AUTHORITY

  
B. W. Vanderbrug  
Field Officer

BWV/b





## ACKNOWLEDGEMENTS

Part I of the study was prepared using information made available by several agencies. Among these were the following:

- Hamilton Region Conservation Authority
- Metropolitan Toronto and Region Conservation Authority
- Township of Ancaster
- Town of Dundas
- County of Wentworth Assessment Department
- McMaster University



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I PREAMBLE



I. PREAMBLE

A. BACKGROUND

The Hamilton-Wentworth Planning Area Board received a request on September 28, 1967, from the Hamilton Region Conservation Authority to undertake a study of the Ancaster-Dundas Valley System. At the Planning Board meeting held on October 11, 1967, the Board instructed the Technical Staff to proceed with the study in accordance with the following motion:

"It was MOVED by G. Chertkoff and SECONDED by Dr. Found that the Technical Staff of the Hamilton-Wentworth Planning Area Board undertake a study of the Ancaster-Dundas Valley System in accordance with the terms of reference listed in the Hamilton Region Conservation Authority's letter, dated September 28, 1967, on the condition that the Conservation Authority will contribute up to \$2,000.00 towards the cost of carrying out the study."

By letter dated October 27, 1967, the Hamilton Region Conservation Authority agreed to contribute towards the cost of



the Study and subject to provincial approval an amount not to exceed \$2,000.00.

By letter dated December 12, 1967, the Hamilton Region Conservation Authority advised that the necessary provincial approval had been obtained.



B. PURPOSE OF THE STUDY

The purpose of this part of the study is to determine the limits of a study area within which a Conservation Area may be developed. Following the definition of this study area, a detailed cataloguing of all existing physical features was made together with assessment of transportation facilities, land ownership patterns, etc.

Because at this time the final proposals of the Department of Highways with respect to the location of Highway 8, Dundas By-Pass, are not known, the balance of the study cannot be completed.

Part II of the study will deal in detail with the following:

- Future land use impacts
- Future transportation needs
- Recommended areas for acquisition by the Conservation Authority
- Recommended programming of land acquisition
- Suggested methods of acquiring funds for these land acquisitions



- Comments as to the impact of the Department of Highways road proposals as they might affect the area.
- Generalized recommendations as to the development of specified areas of the study area for Conservation, recreation uses, etc.



C. GENERAL LOCATION AND REGIONAL  
SETTING OF THE PROPOSED CON-  
SERVATION AREA

The Study Area is located within the County of Wentworth, and in the Townships of Ancaster, Beverly, West Flamborough, the Town of Dundas, and the City of Hamilton, (see Maps #1 and 3).

The City of Hamilton, the Town of Dundas, and Ancaster Village abut the study area on three sides. Within the study area there is one hamlet known as Mineral Springs, and there are scattered residences throughout the whole of the study area.

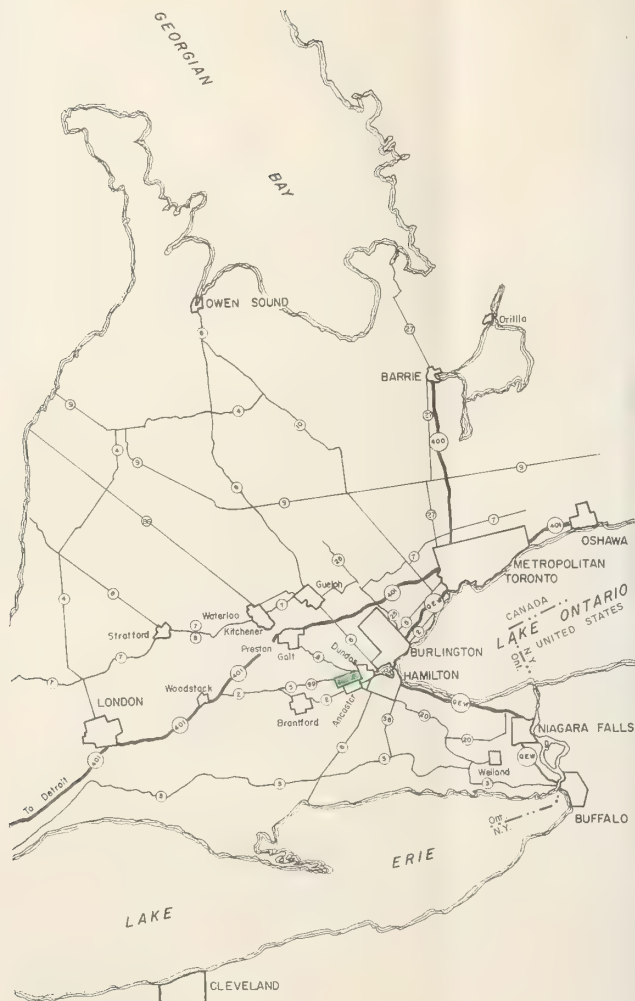
The County of Wentworth is strategically located approximately midway between the urban centres of Buffalo and Detroit in United States, and the Metropolitan Area of Toronto. Planners have repeatedly warned that the development and expansion of urban areas possibly stretching from Oshawa to Buffalo in what is generally called the Golden Horseshoe, will result in a great need in the future for Conservation and Recreation areas.



The Ancaster-Dundas Valley which is at the centre of the Golden Horseshoe, and close to excellent communication routes such as the Queen Elizabeth Way, Highway 401, etc., would undoubtedly serve the anticipated urban development in this region.

The Ancaster-Dundas Valley system is approximately 10.5 miles in length, and for the purposes of the study is defined to be from Cootes Paradise at Dundas to Paddy Green's Road in Ancaster. The part of the Valley system under study is approximately 5.3 miles in length and approximately 2.5 miles in width. The total Valley system is approximately 13.25 square miles in area or 8,480 acres. The study area covers approximately 4,500 acres.





## LEGEND



LOCATION OF THE  
ANCASTER-DUNDAS VALLEY  
STUDY AREA



SCALE IN MILES  
H.W.P.A.B.

Location  
and  
Major Highways

Map No. 1





# LEGEND

- GENERAL LOCATION
- MUNICIPAL PARK
- PROVINCIAL PARK
- CONSERVATION AREA
- PROPOSED PARK



SCALE IN MILES  
H. W. P. A. B.

## Existing Open Space

Map No 3



D. THE AIMS OF CONSERVATION

In 1946 the Province of Ontario enacted the Conservation Authority's Act. The Hamilton Region Conservation Authority was created in 1966, and incorporated the former Spencer Creek Conservation Authority.

The aim of a Conservation Authority is to carry out the Conservation of natural resources within its area of jurisdiction. The areas of concern may be summarized as follows:

1. FLOOD CON-

TROL AND

WATER CON-

SERVATION

This involves the construction of flood control dams and reservoirs, small water supply reservoirs, channelization and improvement of streams, prohibition of building construction below the high watermark and the dumping of fill in certain areas.

2. CONSER-

VATION

OF LAND

This involves the acquisition of lands such as flood plain lands, preservation of source areas such as swamps and marshes, etc., scenic areas, the control of stream bank erosion, soil conservation measures, assistance to land owners for grass waterways and tile drainage.



3. REFOR-  
ESTATION

This involves the acquisition and development of existing forests and aid to private property owners in reforestation.

4. FISH  
AND WILDLIFE

This involves programmes for the improvement of the natural habitats and the protection and control of Fish and Wildlife.

5. RECREATION

This involves the development of recreational facilities such as those for picnics, swimming, boating, water sports and nature study, etc.

6. PUBLIC  
EDUCATION  
AND  
INFORMATION

This involves the publication and distribution of conservation literature, exhibits, field-days demonstrations, tours, lectures, conservation activities in schools, etc.

7. PRESER-  
VATION OF  
HISTORIC  
SITES

This involves the acquisition, maintenance and rehabilitation of historic sites and structures.



## II CONTENT OF STUDY



## II. CONTENT OF THE STUDY

### A. PHYSICAL CHARACTERISTICS OF THE ANCASTER-DUNDAS VALLEY

1. Topography - The area of the Ancaster-Dundas Valley included in this Study has local relief which rises from 263 feet to 890 feet above sea level (627 feet). The lowest point is the Ancaster Creek in the vicinity of the Toronto, Hamilton and Buffalo Railway close to Highway No. 8 and Highway No. 2, the highest point is in the area of the head waters of Mineral Springs Creek, in the morainic depositions of this area, (see Map #2A).

2. Land Forms - (Physiography) - The Ancaster-Dundas Valley resulted from pre-glacial erosion which cut deeply into the bedrock of the Niagara Escarpment. Erosion and deposition changed the Valley further during glacial periods. Glaciers eroded the surface and carried rocky material considerable distances from their places of origin. Rocky, unstratified material was deposited by the advancing and retreating ice lobes covering this area. The oscillating ice margin created glacial lakes, between ice lobes and the exposed land spillways; glacio-lacustrine deposits and shore line features in the Valley are



part of these depositions of glacial waters.

The lower section of the Valley is part of a glacial end moraine with gravelly depositions and intermittent pro-glacial lake terraces. Stream bank erosion and slippage can be seen in various areas. The middle part of the Valley is a rough area of glacial depositions with a kame and kettle land forms, and drainage is blocked in places by the sag and swell land forms in this area.

The upper section of the Valley is characterized by glacio-lacustrine land forms. The sides of the Valley are part of the Niagara Escarpment, a striking land form, which has great value for potential conservation and recreational land use purposes. The exposed bedrock is dolomite limestone, and can be described as a *cuesta*. The Escarpment is most pronounced in the area along Highway No. 2 and is overridden by glacial-drift in the location of Mineral Springs, and exposed again in the northerly side of the Valley close to Bullocks Corners (see Map #2C).

3. Rivers and Watersheds - Three major creeks, Spring Creek, Sulphur Creek



and Ancaster Creek, are located within the Study Area, which together with the contributory watercourses make up the flow of water in the Ancaster-Dundas Valley. In the case of Spring Creek and Ancaster Creek, the head waters are not within the Study Area, however the impact of water flow, water storage and surface conditions in their respective watersheds become factors in all sections of the Valley contributing to the erosion of stream banks (see Map #2B).

There are no records available of highwater marks establishing flood plains in the Study Area. Because the streams are fast flowing, little flooding appears to occur except during spring breakup of ice which affects the lower parts of the Study Area.

4. Soils - Most soils in the Study Area were deposited during glacial periods. The parent material of this soil came from the underlying bedrock formations of the Palaeozoic strata, and the soil belongs to the grey-brown Podzolic group.

Different types of soil originate from various types of rock material. Soil is deposited throughout thousands of years



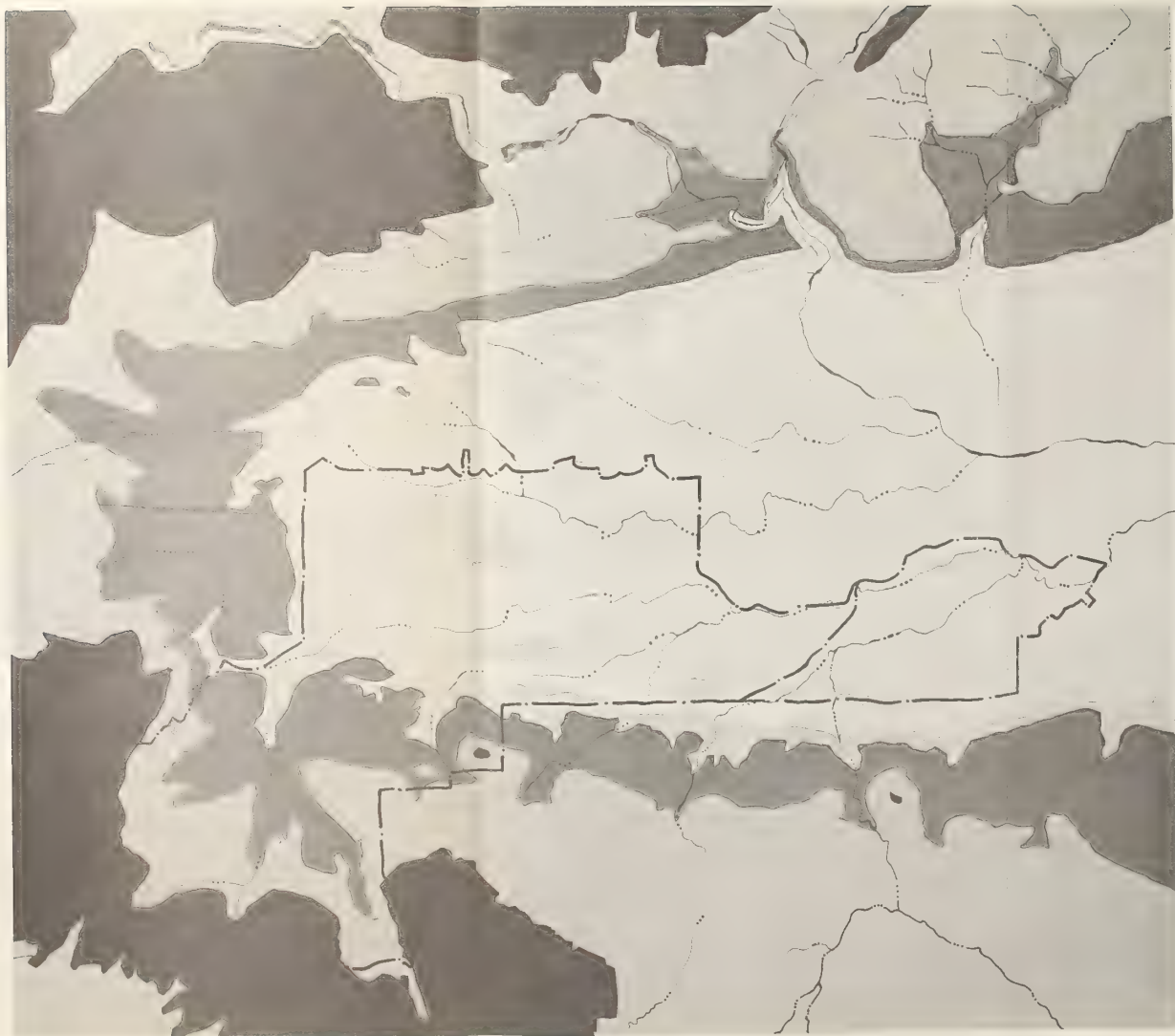
during which layers are built up by the following weathering actions of wind, running water, temperature extremes, in conjunction with the forces of gravity.

The Study Area has various soil types which are shown on Map #2D. The soils within the Valley are mostly silty clay loam of fine texture and are generally well drained. The soil covers a coarse sand and gravel.

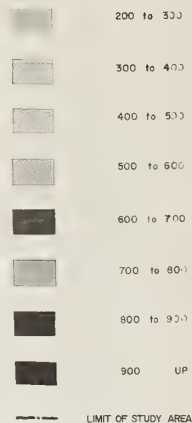
The northern and western areas of the Valley have sand and sandy loam soils with a fine texture and are generally well drained. Outside the study area, on the north-westerly boundaries of the Valley, is a lacustrine plain with light silty loams with fair to good drainage. The north-easterly section has the out-runners of the heavy loams of the Trafalgar type with average to poor drainage. Level areas in the Valley usually indicate a clay fill soil, while irregular knobby topography suggests gravel or sand deposits.

Some areas in the end moraine have pockets of sand and silt deposited by ice contact or river outwash.





# ELEVATIONS



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




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**Relief**  
**Map No. 2a**





# LEGEND

-  SPENCER CREEK WATERSHED
-  SPRING CREEK WATERSHED
-  SULPHUR CREEK WATERSHED
-  ANCASTER CREEK WATERSHED
-  LIMIT OF STUDY AREA
- CONTOURS SHOWN AT 50 FEET INTERVALS



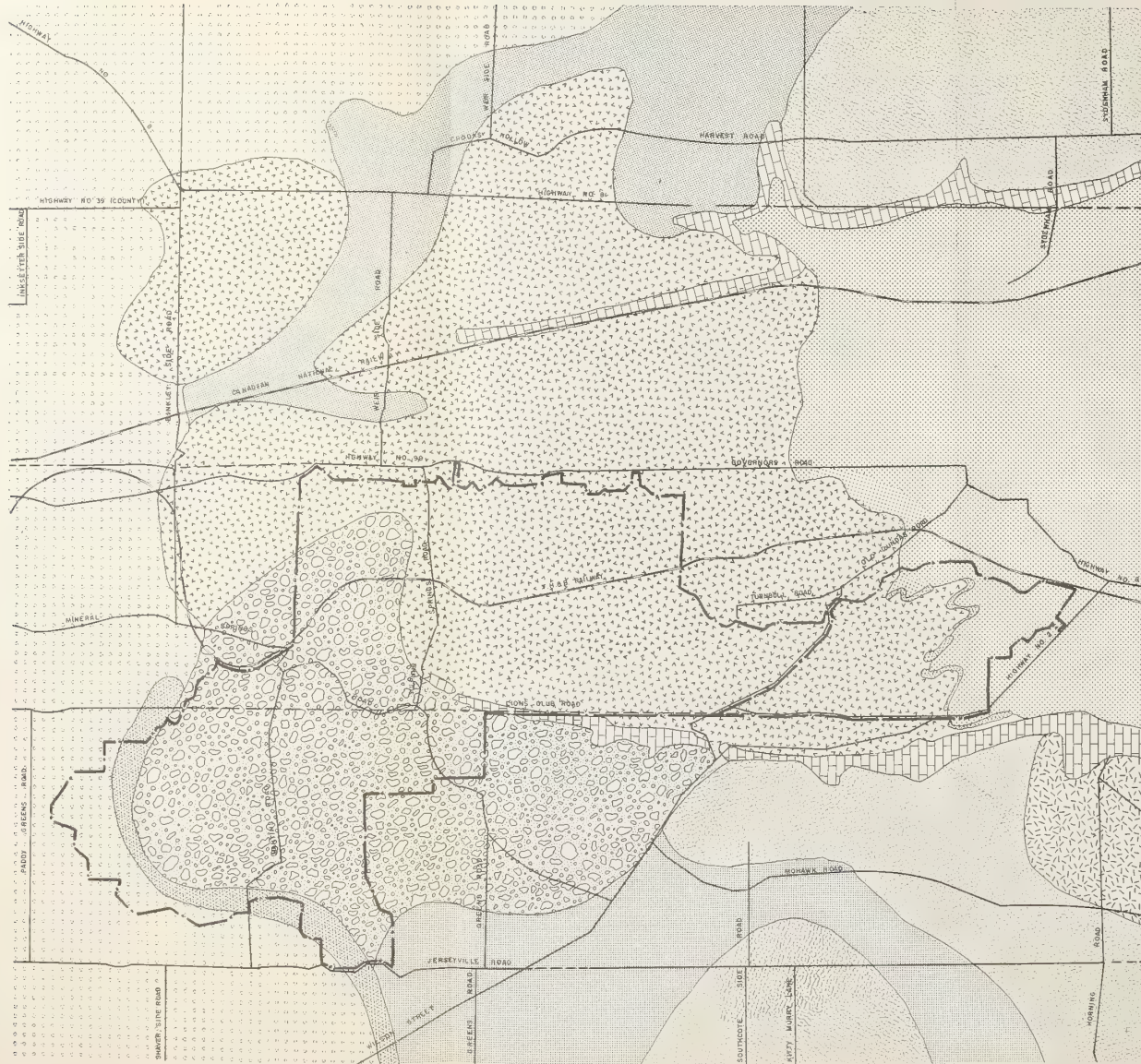
SCALE

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









## Topography & Watershed Map No 2b

ANCASTER DUNDAS VALLEY SYSTEM





# LEGEND

-  LIMESTONE PLAIN
-  END MORaine
-  TILL MORaine
-  ESCARPMENT
-  SHORELINE FEATURES
-  WESTDALE PLAIN
-  BEVELLED TILL PLAIN
-  SPILLWAY
-  KAME MORaine
-  LIMIT OF STUDY AREA

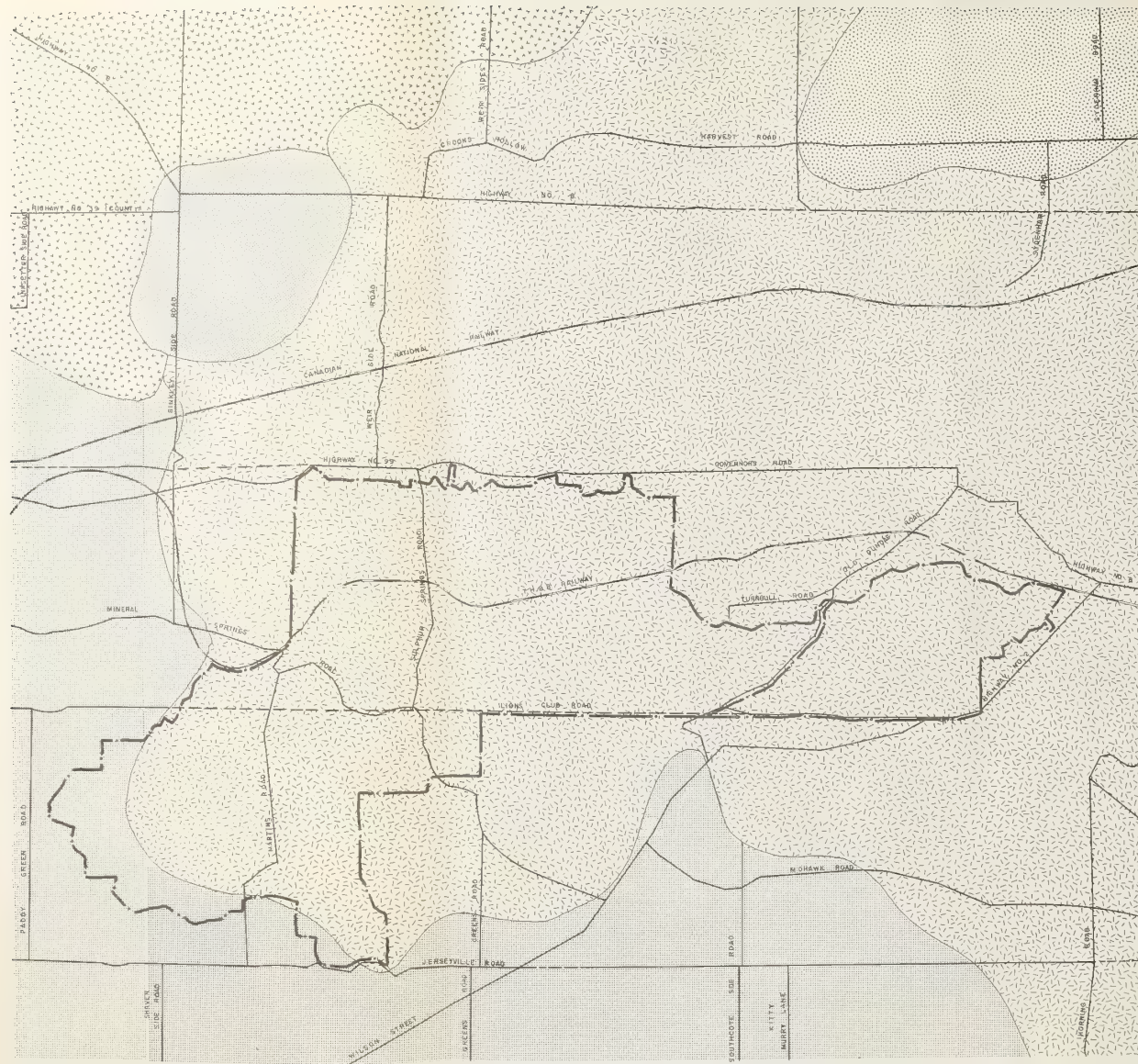


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



## Physiography

Map No. 2c





# LEGEND

-  CLAY
-  SILTY CLAY LOAM
-  LIGHT SILTY LOAM
-  SANDY LOAMS
-  LIMIT OF STUDY AREA



SCALE

H. W. P. A. B.

Soil Type

Map No 2d



## B. VEGETATION AND WILDLIFE

Most forested areas shown on Map #5 are a secondary growth. The lower partly swampy areas have tree stands associated with wet moist conditions, i.e. Cedar, Birch, Beech, Willow and Swamp Maple; clearings in the morainic area have residual trees such as Hickory, Ash, Hemlock, Chestnut, and Elm, the Elm trees have been badly affected by the Dutch Elm disease. Sugar Maple and Beech are found in more densely forested areas. Pine and Spruce are located on slopes having a northerly exposure, and Birch is common on the slopes having a southerly exposure. Some areas have been reforested with coniferous trees, and areas of former pasture land are covered with scrub growth.

Because of the variety of habitats, the Study Area could accommodate a large variety of animal species. Although no study has been made, observations indicate that the following species are found in the Study Area:

white-tail deer (near the scrub land bordering farm lands and



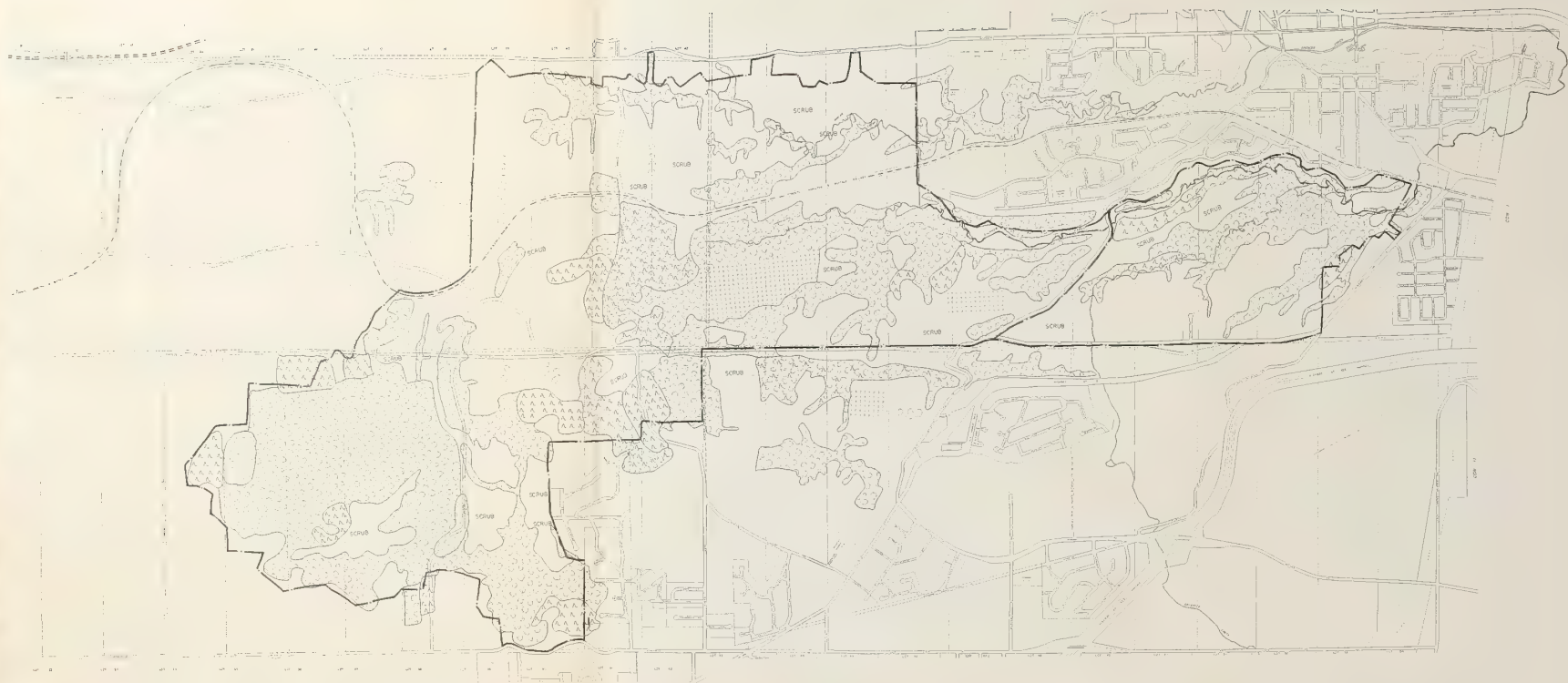
close to second growth dense woodlots),

Racoons, red fox, ground hogs,  
squirrels, chipmunks, muskrat, deer-  
mice, rabbits,

game birds such as the wood-  
cock, ruffed-grouse and ring-necked  
pheasant, and hawks, owls, crows, finches,  
woodpeckers, etc.

The creeks within the Study  
Area have few fish apparently due to  
seasonal low water levels and pollution.





- LEGEND**
-  DECIDUOUS
  -  CONIFEROUS
  -  MIXED
  -  ORCHARD
  -  LIMIT OF STUDY AREA



Tree Areas  
Map № 5



### C. HISTORICAL SUMMARY

The lands of the Ancaster-Dundas Valley were first travelled by French explorers and merchants trading with Indians in the area. Settlers came to the area in the 18th century and settlement occurred predominantly after the American Revolution.

Governor Simcoe in 1793 ordered the survey of Governor's Road or Highway No. 99 which was done by the Deputy Provincial Surveyor for the Niagara District, Augustus Jones, the road was completed in 1795 by the Queen's Rangers.

Early buildings of various architectural periods are located within the Study Area or nearby. There is a Saw Mill site on Ancaster Creek, and other early structures are located in Lot 42, Concession 1, the Hermitage property on the west side of Sulphur Spring Road; the remains of a Saw Mill are in Mineral Springs. The Sulphur Spring waters of Mineral Creek were formally utilized as a spa by a Hotel which was located on Sulphur Spring Road.



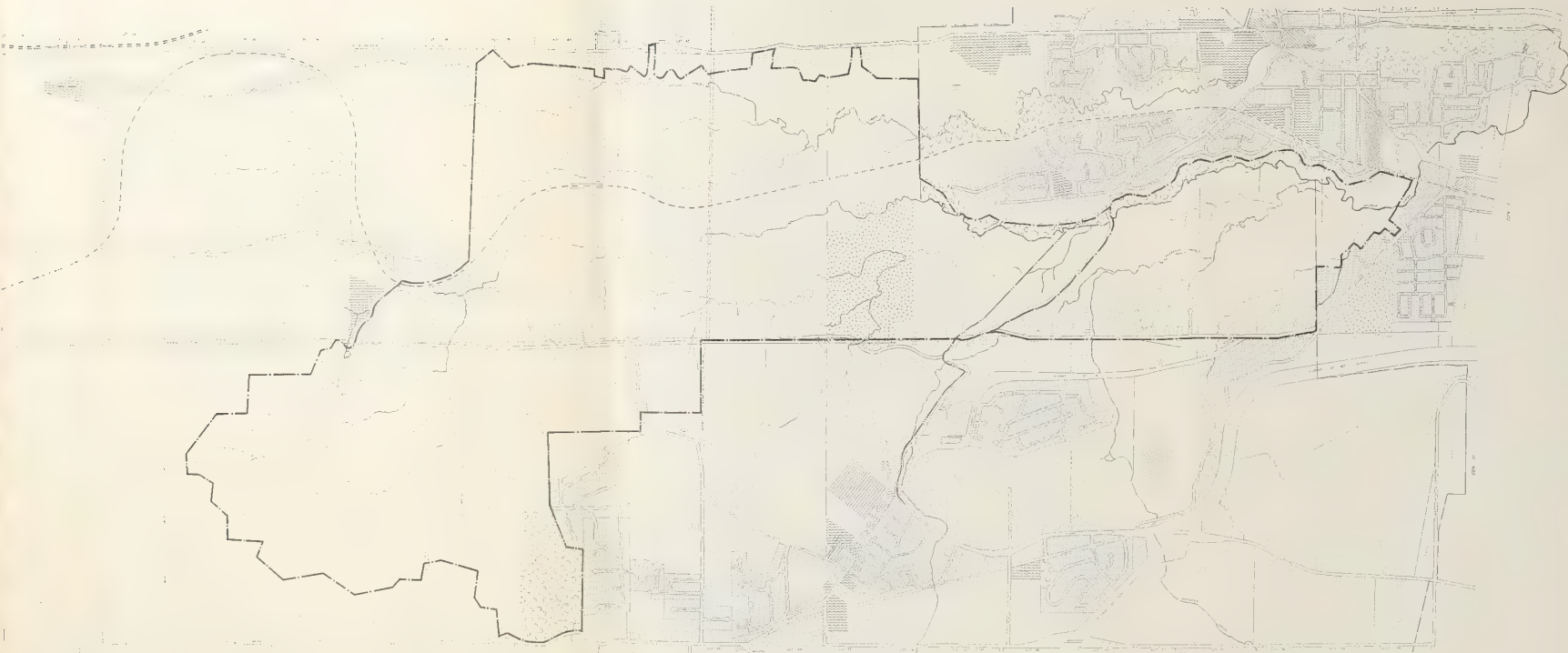
D. EXISTING LAND USE

The land use within the Study Area is shown on Map #6. The breakdown of land uses is as follows:

- One-family  
detached dwellings = 64
- Summer residences = 5
- An Anglican Church  
recreation centre  
and camp
- A construction yard

The traditional rural character of the Study Area has changed to one of mixed rural and low-density residential. The original large agricultural holdings have been broken up, and existing large holdings are not being used for agricultural purposes.





**LEGEND**

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL & PUBLIC
-  OPEN SPACE
-  PARKS & GREENBELTS
-  AGRICULTURAL OR VACANT
-  PROPOSED TRUNK SEWER
-  LIMIT OF STUDY AREA



NWP&B  
**Existing  
 Land Use**  
 Map No 6

ANCASTER-DUNDAS VALLEY SYSTEM



E. LAND USE RELATIONSHIPS

Residential, Agricultural, Forested areas and Open-Spaces abut the Study Area. These land uses are all compatible with a Conservation use of the Study Area.

It is not possible in Part I, of the Study to relate the development of a Conservation Area to abutting land uses, however, under Part II of the Study, which will deal with the development and use of a Conservation Area, care will be taken to ensure that the best possible land use relationship is achieved.



F. EXISTING POPULATION DISTRIBUTION

The present population for the County of Wentworth is 371,900 persons of whom 286,500 live in the City of Hamilton. The population within a 30 mile radius of the Study Area is shown on Map #4, and the population for the different municipalities in the catchment area is as follows:

	<u>YEAR</u> <u>1966</u>	<u>DISTANCE BETWEEN</u> <u>CENTRES OF STUDY</u> <u>AREA &amp; MUNICIPALITY</u>
1. Ancaster Township	14,900	3 miles
2. Beverly Township	5,600	9 miles
3. Town of Dundas	15,000	3 miles
4. Twp. of West Flamborough	7,900	6 miles
5. Glanford Township	5,700	9 miles
6. Twp. of East Flamborough	5,200	10 miles
7. Village of Waterdown	2,000	9 miles
8. Town of Stoney Creek	7,400	13 miles
9. Binbrook Township	3,400	14 miles
10. Saltfleet Township	18,300	14 miles
11. County Area Excluding City of Hamilton	85,400	
12. Hamilton	286,500	8 miles
13. City of Hamilton and County of Wentworth	371,900	



14. Brantford	59,500	14 miles
15. Burlington	62,000	15 miles
16. Preston-Galt	44,500	20 miles
17. Guelph	49,000	24 miles
18. Oakville	57,000	25 miles
19. St. Catharines	92,500	35 miles
20. Waterloo- Kitchener	123,500	28 miles
	<u>488,000</u>	
TOTAL POPULATION	<u>859,900</u>	





LEGEND



APPROXIMATE CENTRE OF THE  
ANCASTER-DUNDAS VALLEY  
STUDY AREA



SCALE IN MILES  
H. W. P. A. B.

**Population Catchment  
Area**

Population based on 1967 Figures

**Map No. 4**

ANCASTER - DUNDAS VALLEY SYSTEM



G. TRANSPORTATION

1. ROADS

The proposed Conservation Area is located close to the periphery of Metropolitan Hamilton. A major Provincial Highway - Highway 403 now under construction within the Township of Ancaster - will provide access to the Study Area from Hamilton and the hinterland via the Township of Ancaster local road system. Highway No. 99 and Highway 2 are bordering the Study Area and can provide access to it. Traffic from the north can use Highway No. 5 and the local roads system in West Flamborough to approach the Study Area; traffic from the east can use Highway No. 53.

Within the Conservation Area itself, there are existing minor township roads. These generally are of low traffic capacity and provide access only to parts of the Study Area.

2. PROPOSED

HIGHWAY

NO. 8

OR DUNDAS

BY-PASS

During 1967 the Department of Highways announced plans for a proposed highway alignment connecting from a point close to the existing Christies Corners in West Flamborough Township to the Mohawk interchange on Highway 403. The road was



described as a Rural Freeway by the preliminary plans, profiles, etc., that were available subsequent to the release of information on this proposal by the Department of Highways. It appeared that there would be a 200 foot right-of-way plus additional widths where cut and fill were encountered on the route. This right-of-way is carved through the heart of the area now under study for Conservation purposes.

Subsequent to the announcement of this proposed route, it was found that the Department of Highways had registered a warning on title against properties affected by the route in the Toronto Lands Registry Office. The route is shown on Drawing No. 7. It is estimated that the total acreage within the study area consumed by the proposed right-of-way is approximately 41 acres. This area does not include lands required for side sloping, where there is cut and fill, as this detailed information is not available. The total acreage of the right-of-way represents 1.2% of the lands within the Study Area.

Following the announcement of the proposals by the Department of Highways, representation was made by the



Hamilton Region Conservation Authority and others to the Department of Highways with respect to the affect that this proposal would have upon the Valley as it exists, and any future development of a Conservation Area. It was later announced by the Minister of Highways that his department would be prepared to examine alternative routes and that these alternatives would be made available along with the details of the original route for study by the various area authorities affected, i.e. Hamilton Region Conservation Authority, Local Municipal Councils, Hamilton-Wentworth Planning Area Board, etc.

To date, the alternate routes has not been made public and therefore this part of the report does not deal in any detail with the impact of the proposed highway on the Study Area. It can be stated that any highway route within the study area will have the following affects:

a) The development and planning of the Study Area would be adversely affected by the intrusion of a major road system through the middle of the area.



b) In an area which is intended to be developed for Recreation, Wild Life Sanctuary purposes, and for quiet enjoyment by people of a Conservation Area a highway such as the one proposed, will have an adverse affect because of the generation of a considerable amount of traffic noise.

c) There will be the visual impact of a highway, whether elevated depressed or at natural ground level, on an area that is essentially proposed to be protected, as far as is possible, in its natural state, from urban encroachment and uses which are incompatible with the concept of a Conservation Area.

3. PUBLIC  
TRANS-  
PORTATION

The existing public transportation available to the area is minimal in nature, and from the point of view of providing an adequate means of access to the area, can be discounted.

There is, however, an existing railway line which twists and loops through part of the Study Area. It is conceivable that in considering the future drawing power of this area and its relationship to the ever-expanding



urban complexes, the railway line might serve as a means to bring people into the area, thus making it readily accessible to a great many people by a means of transportation other than cars.



## H. EXISTING PUBLIC SERVICES

### 1. WATER

#### SUPPLY

The municipal water supply system by wells for part of the urban area of Ancaster is located on the east side of Mineral Springs Road, south of Highway 99. Ancaster is examining additional water supply from this source for its future needs. There are isolated, residential dwellings within the Study Area, they are served by their own individual wells. From present information available, it appears that there is adequate natural water supply in the area to satisfy the drinking water requirements of a Conservation Area.

### 2. SANITARY

#### SEWAGE

#### DISPOSAL

There is no existing municipal sanitary sewage disposal system in the Valley Area. However, the Township of Ancaster is considering several alternatives to solve its present problems with respect to sanitary sewage disposal, and is considering as one alternative a possible connection through the Study Area. Near the Old Ancaster Road extending to the Dundas Sanitary Sewage System in the area of Sulphur Creek and Whitfield



Road. The future needs of a developed Conservation Area with respect to Sanitary Sewage Disposal might also be served if the connection between Ancaster and Dundas through the Valley is decided upon.

3. HYDRO  
ELECTRIC  
POWER

The Ontario Hydro Electric Power Commission has service available to the entire area by way of overhead pole lines.

4. TELEPHONE

The Bell Telephone Company provides telephone service to most residences within the area.

5. FIRE AND  
POLICE  
PROTECTION

No municipal fire or police stations are located within the area. The closest municipal fire and police station is on Wilson Street in the Township of Ancaster. Fire protection could be provided to future Hamilton Region Conservation Authority development in the case of minor fires; the Town of Dundas and the Township of Ancaster could enter into agreements with the Conservation Authority for other emergencies.

6. GAS SUPPLY

There is no gas supply system within the Study Area, however, both the Town of Dundas and the Village of Ancaster have gas available abutting the Study Area.



I. APPROXIMATE LAND VALUES  
AND PROPERTY RESTRICTIONS

The land ownership pattern originally laid out by Lot and Concession is still in evidence. However, further land division is breaking down the ownership pattern so that nowhere in the Study Area is there a parcel of land as originally patented. Although one owner holds more than 200 acres, no one owns a complete Township lot.

The division of larger parcels of land is taking place along secondary roads. Map No. 7 together with the attached ownership chart shows the up-to-date ownership pattern in the Study Area, and indicates that there are approximately 141 separate ownerships (see Appendix No. III).

The pressure of urban development is being felt over the entire Study Area, and is best illustrated by the number of land divisions under Section 26 of The Planning Act. There have been 42 land divisions from 1963 to 1967 inclusive. Speculative pressure already exists in various parts of the Study Area. Lands abutting Lions Club Road have increased in price



considerably today from the \$500 per acre average price in 1957. Ownership changes without actual development indicates that speculative buying is taking place.

There has been some new residential development of a low density nature and of high quality on Sulphur Springs Road and the Old Ancaster Road. This development although dispersed could be responsible in part for a trend to higher land values in the area.

If a pattern of estate type development extends throughout the Study Area, it will exclude the public from having access to the area as a whole, and will make more difficult the task of the Conservation Authority in acquiring substantial land assemblies for development purposes due to the rising land costs.

It is evident that many of the holdings in the Valley are of a private retreat nature, this is particularly so in the area of Sulphur Springs Road where much of the land is posted against any form of public trespass. Land costs



in the area vary considerably depending upon the size of the property, its proximity to existing roads and services, and its scenic amenities.

Waste land, scrub land, and swamps have an estimated value of approximately \$200 per acre. Areas which have development potential, have a value of \$200 - \$4,000 depending whether they can be readily serviced or not.

Part 2 of this study will make recommendations as to areas of land which should be acquired by the Conservation Authority, and will give preliminary estimates of the costs of these acquisitions based on recent sales in the area.

#### PROPERTY

#### RESTRICTIONS

The ownership pattern as shown on Map 7 suggests that there may be rights-of-way to provide access to some properties which do not front on a road allowance. A legal search of properties within the area would probably reveal restrictions which would have a bearing on the ultimate use of those lands to be acquired by the Conservation Authority.

On May 15, 1967, the Department of Highways of Ontario deposited at the Registry Offices in Toronto and Hamilton a plan showing the location of a proposed



controlled access highway through the Study Area. The location of this highway known as the Dundas By-Pass (Highway No. 8) is shown on Map No. 7.



### III      EXISTING PROPERTY OWNERS



III. EXISTING PROPERTY OWNERS

<u>No.</u>	<u>Owner</u>	<u>Acreage</u>
1	Gartshore	292.75
2	Birmingham	24.00
3	Lang	4.00
4	A. Stanshall	6.00
5	Farwell	59.20
6	Hardy	4.00
7	Agnew	18.00
8	C. Hill	161.00
9	L. Merrick	100.00
10	Welkins	60.00
11	B. Faloney	75.00
12	Nordel Development Co.	27.00
13	Synod of Niagara	105.00
14	Monarch Const.	29.00
15	Artaban	30.00
16	Riis	4.00
17	Cooper	3.75
18	McMaster University	20.00
19	McMaster University	75.80
20	County of Wentworth	110.00
21	F. West	90.00
22	B. Smith	117.00
23	Grace Smith	50.00
24	W. E. Smith	60.00
25	L. Smith	140.00
26	G. Cameron	10.00
27	Collinson	20.00
28	D. Hassel	38.75
29	A. C. Morris	18.00
30	G. Donald	101.00



<u>No.</u>	<u>Owner</u>	<u>Acreage</u>
31	R. Martin	152.00
32	Donald	30.00
33	Danks	67.00
34	Township Park	72.00
35	Ward	50.00
36	Farmer	43.00
37	Dunlop	26.00
38	L. Smith	1.82
39	Young	68.00
40	K. Britt	15.00
41	E. L. Harvey	3.60
42	F. Castello	45.00
43	E. Foster	.23
44	H. Wahl	1.61
45	C. Sparks	2.69
46	J. Waters	.41
47	A. Dearsley	1.35
48	W. Wilson	3.81
49	M. Sparks	8.24
50	T. Daley	.08
51	L. Tepperman	1.21
52	J. Horvack	1.66
53	T. Passmore	24.00
54	D.H.O.	52.23
55	G. Schneider	50.00
56	H. Vilks	58.00



<u>No.</u>	<u>Owner</u>	<u>Acreage</u>
57	G. Marlatt	10.00
58	W. J. Delottinville	4.00
59	A. McPherson	4.65
60	B. Delottinville	15.56
61	E. Delottinville	6.00
62	A. Struch	7.80
63	W. S. Delottinville	6.00
64	A. Evesden	.50
65	K. Nicol	.72
66	L. Essiambre	1.59
67	Twp. of Ancaster	.37
68	W. Davidson	.50
69	W. Kennedy	97.63
70	W. Filer	25.00
71	G. Diamond	3.88
72	S. McCormack	14.50
73	C. Rayford	8.75
74	R. Shackerford	3.61
75	J. Higgins	1.00
76	V. Bowler	4.13
77	S. Western Development	129.00
78	J. Corbett	10.00
79	L. Hanusz	90.00
80	G. Watkins	179.00
81	K.D.S. Enterprise	82.00
82	G. Fergan	4.00



<u>No.</u>	<u>Owner</u>	<u>Acreage</u>
83	E. Walker	3.50
84	Gearts	3.78
85	Goodbrand	.81
86	P. Brown	9.50
87	Twp. of Ancaster	11.66
88	Salaville Hill Estate	20.00
89	J. N. Hunter	10.66
90	M. Wansellback	2.57
91	V. Wansellback	36.00
92	C. Linton	27.00
93	J. Vech	2.00
94	G. Fuhrman	8.80
95	A. Sanderson	10.40
96	G. Shultz	13.57
97	Clearview Estates Svy.	78.00
98	Oakhill Place Svy.	57.00
99	Pleasant Valley Svy.	129.00
100	Sherwood Svy.	75.00
101	Youngs Svy.	3.34
102	E. Sharp	2.00
103	Van Delen	2.00
104	E. Harris	1.00
105	J. Van Mill	1.50
106	Velacca & Rosenblood	5.31
107	Souter	19.00
108	A. Sowaway	1.80



<u>No.</u>	<u>Owner</u>	<u>Acreage</u>
109	Wood	.34
110	G. Cummings	.50
111	Vogel	3.60
112	Jones	10.50
113	Halplander	24.21
114	A. Jones	1.00
115	Gladwell	1.00
116	Waxam	10.50
117	Twp. of Ancaster	.30
118	Kuthe	1.50
119	Symboluk	3.69
120	Samuk	1.50
121	Gyzk	63.81
122	Brynk	1.00
123	Gyzk	6.50
124	Sehoepert	1.50
125	Muir	1.87
126	Beattie	10.00
127	Ederkoort	7.00
128	Gyzk	56.31
129	L. Smith	1.82
130	Cody	3.00
131	Whitfield	2.00



<u>No.</u>	<u>Owner</u>	<u>Acreage</u>
132	Moore	8.80
133	Moore	18.80
134	Reding	4.00
135	Donald	5.50
136	Bilks	58.00
137	Harrison	43.00
138	Holbrook	121.45
139	Jack	2.40
140	P. Delottinville	32.00
141	McMaster University	38.50



TOWNSHIP OF WEST FLAMBOROUGH

TOWN OF DUNDAS

TOWNSHIP OF ANCASTER

CITY OF HAMILTON

LEGEND

--- LIMIT OF STUDY AREA



H.K.P.A.B.

Existing  
Property Owners

Map No. 7

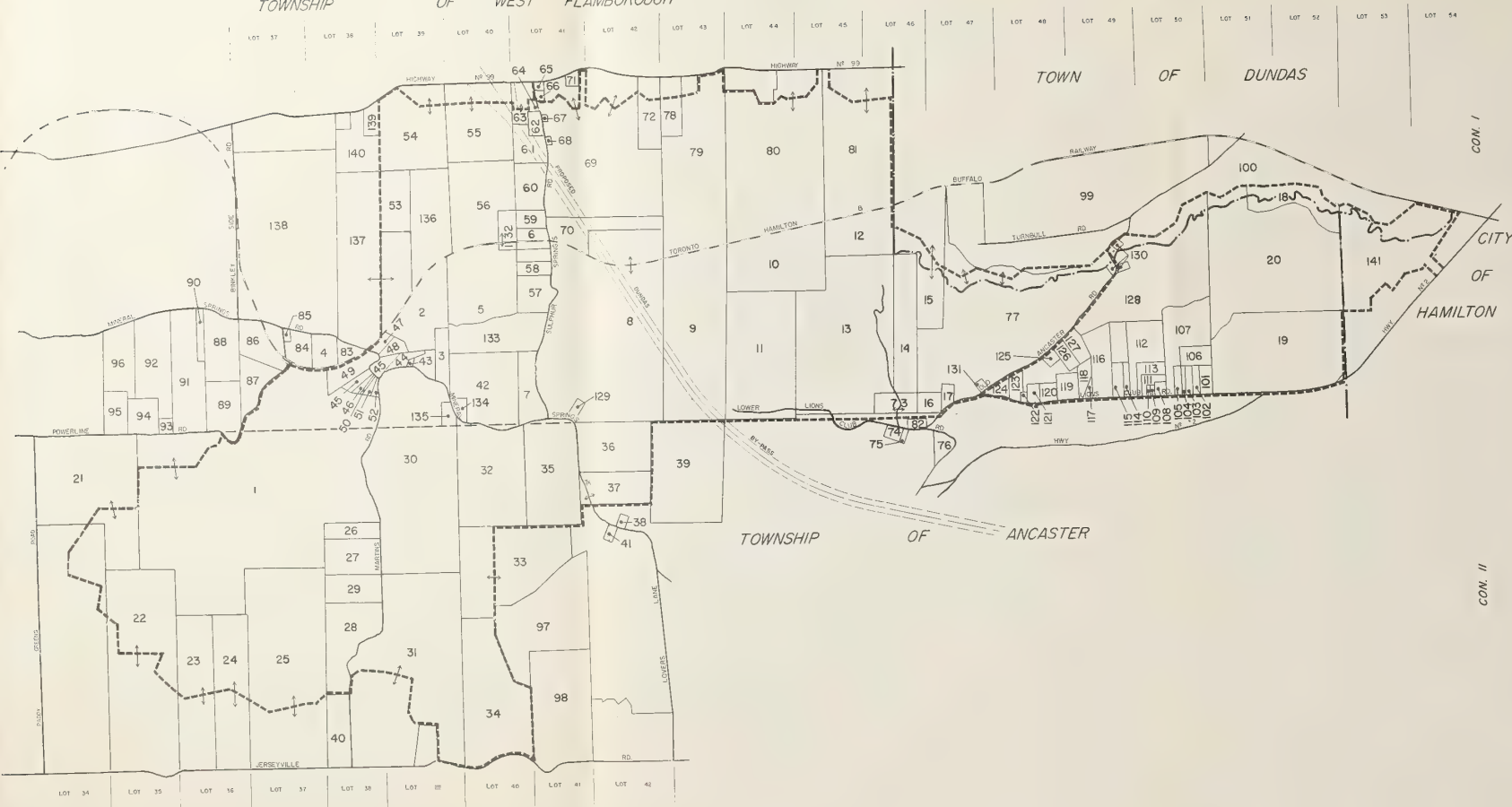
ANCASTER-DUNDAS VALLEY SYSTEM

CON. 1

CON. 1

CON. 11

CON. 11





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## IV GLOSSARY



#### IV. GLOSSARY

Cuesta	Stretch of high land of which one side is an escarpment and the other side a glacial slope.
Drift	unconsolidated glacial material.
Kame-moraine	ridge consisting of Kames and out-wash.
Kames	knobby hills of irregular stratified sand and gravel formed at the edge of a melting glacier.
Kettle	depression in outwash drift produced by ice partly buried in the outwash.
Lacustrine deposits	outwash from pro-glacial lakes.
Moraine	a ridge of clay, sand and boulders deposited by a glacier.
Outwash	sand and gravel which were deposited by drainage from a glacier.
Palaeozoic	geological time period.
Podzolic soil	type of soil which develops in a cool humid climate.
Pro-Glacial	during glaciation.
Shore line	pro-glacial Wave-built terrace.
Spillway	abandoned channel of glacial meltwater stream.
Till	mixture of clay, sand and boulders left by glaciers, not stratified.



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